



Community**Investments***Plan*...

a Framework for the Future, 2015-2035

A New Comprehensive Plan for Wichita-Sedgwick County
"Our priorities, our investments, our future"

Project Update

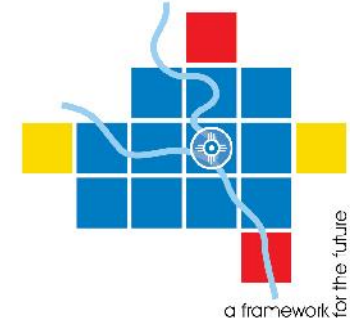
WABA September 10, 2014

For more information, go to the project website at
www.communityinvestmentsplan.org



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Why This Initiative?

- **Required by State to ...**
 - Guide spending on public infrastructure and facilities
 - Authorize Wichita-Sedgwick County land development approvals
- **Current 1993 joint comprehensive plan is outdated ...** new era of diminishing resources , fiscal constraint and rising costs of maintaining our existing public assets
- **A new plan is needed to ...**
 - Guide future growth, development and public infrastructure development;
 - Provide guidance for development of the city and county's long-term capital improvement programs



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Plan Development Challenges

Determining Over the Next 20 Years ...

- How best for the City of Wichita to grow
- How much and where best to make expenditures and cuts in public infrastructure and facilities
- How to close the long-term gap between our future infrastructure needs & wants list and our forecasted revenues (ability to pay)

Doing This in the Context of ...

1. Promoting economic growth, development and job creation
2. Advancing community quality of life and safety
3. Creating a place where future generations will want to live, work and play



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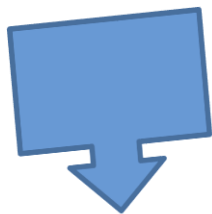


Community Investment Plan Development - Key Interrelated Elements

Physical Growth & Shape of Community

Determining Investment Needs, Wants, Priorities

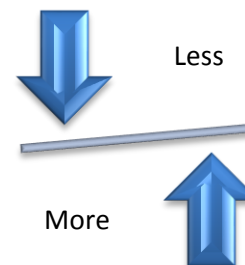
Determining How Much to Invest



Impact of physical form & condition on future investments?



What are the priorities for future investments?



More, same or less for future investments?

Trends & Challenges - 2013 to 2035



Our infrastructure investment decisions and our future growth will be influenced by important trends & challenges ...

Demographic Shifts -

- Aging population
- Fewer households with children and the rise in single-person households
- Long-term Wichita & Sedgwick County population growth rates of less than 1%



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Trends & Challenges - 2013 to 2035



Our infrastructure investment decisions and our future growth will be influenced by important trends & challenges ...

Fiscal/Economic Issues -

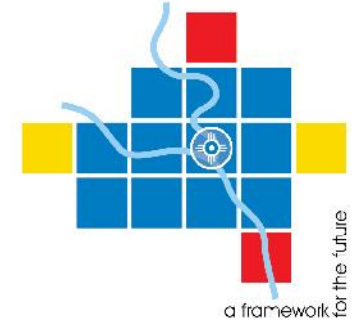
- Diminishing state and federal funding
- Rising fuel/energy prices
- Slowing revenues and rising costs of maintaining existing public assets
- Slowing job and employment growth rates
- **Decades of under-investment in infrastructure maintenance ... 38% of Wichita's infrastructure is in 'deficient/fair' condition**



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What is the Planning Process?



Plan development will be completed in late 2015 ...

- | | |
|------------------|--|
| Phase 1 | Present and Future Community Infrastructure Analysis – 2011 - 2012 |
| Phase 2 | Future Community Investments Priority-Setting and Scenario Development - 2013 |
| ▶ Phase 3 | Preferred Scenario & Draft Plan Development - 2014 |
| Phase 4 | Finalization and Adoption of Comprehensive Plan - 2015 |

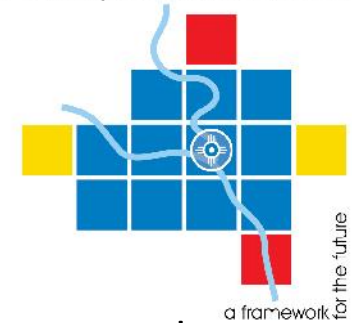
22 member Plan Steering Committee appointed to help develop the Plan
(7 of which are on the MAPC)



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Plan Development - Wichita 2035 Growth Scenarios



Purpose of Scenarios -

- To illustrate a range of possible Wichita 2035 future ***growth patterns*** and ***infrastructure investment options***

Developing a Preferred Scenario -

- A preferred Wichita 2035 future growth scenario will be the basis for draft plan development by the Plan Steering Committee

Unincorporated Sedgwick County -

- Discussions with the small cities of Sedgwick County to identify their long-term growth plans within the unincorporated areas of the county



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Plan Development - Wichita 2035 Growth Scenarios



Three scenarios were developed ...

Scenario #1 - Current Trends

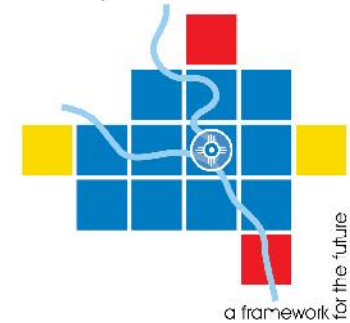
Scenario #2 - Constrained Suburban Growth

Scenario #3 - Suburban and Infill Growth Mix



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Plan Development - Wichita 2035 Growth Scenarios

Wichita Job & Housing Growth Forecast - 2012 to 2035

BASELINE (growth rate of **0.83%** per year)

People - **64,000 additional people** - 2035 total population of **448,100**

Houses - **49,900 additional dwelling units** - total of **205,000** dwelling units by 2035
(overall city average of **2.25** people/dwelling unit by 2035)

Jobs - **31,200 additional jobs** - total of **224,400** jobs by 2035

ACCELERATED (growth rate of **1.25%** per year)

People - **101,400 additional people** - 2035 total population of **485,500**

Houses - **66,100 additional dwelling units** - total of **221,200** dwelling units by 2035
(overall city average of **2.25** people/dwelling unit by 2035)

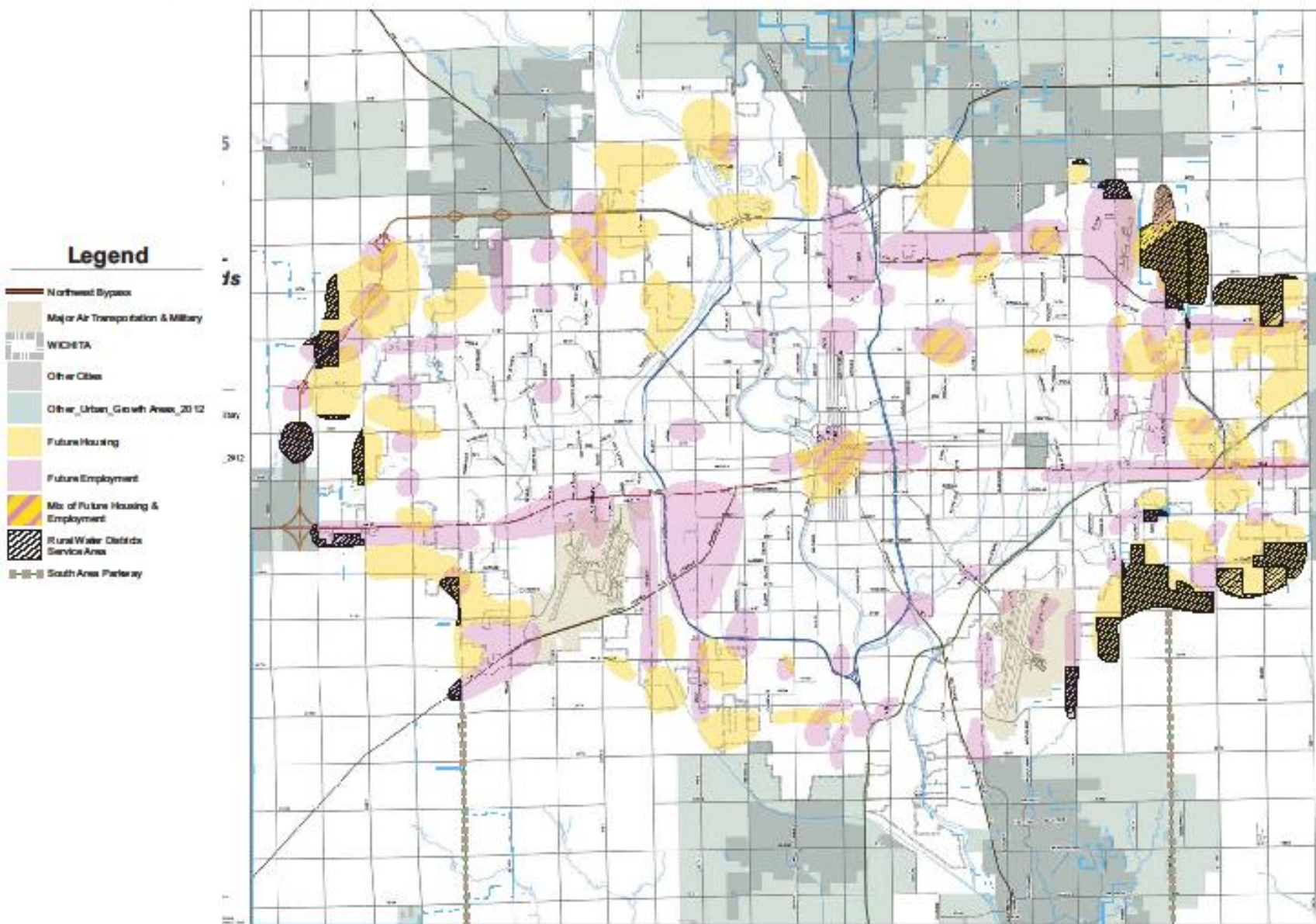
Jobs - **51,300 additional jobs** - total of **244,500** jobs by 2035



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Wichita 2035 Growth & Community Investment Scenarios: *Scenario #1-Current Trends*



Plan Development *Scenario #1 - Current Trends*

Infrastructure Investment Gap:

Investment Category #1

Bringing Deficient Infrastructure up to Standards -
(additional \$45-55 million needed annually)

2013-2035

\$1.0 billion cost est.

\$0 revenue

\$1.0 billion gap

Investment Category #2

Ongoing Infrastructure Depreciation/Replacement Costs -
(\$180 million needed annually; currently investing around \$78 million annually)

\$3.9 billion cost est.

\$1.7 billion revenue

\$2.2 billion gap

Investment Category #3

Expanding Existing Infrastructure System

\$2.8 billion cost est.

\$1.1 billion revenue

\$1.7 billion gap

Investment Category #4

Enhancing Existing Facilities

\$6.6 billion cost est.

\$1.2 billion revenue

\$5.4 billion gap

Total Cost Estimates

\$14.3 billion

Total Revenue Estimates

\$4.0 billion

Cost/Revenue Gap

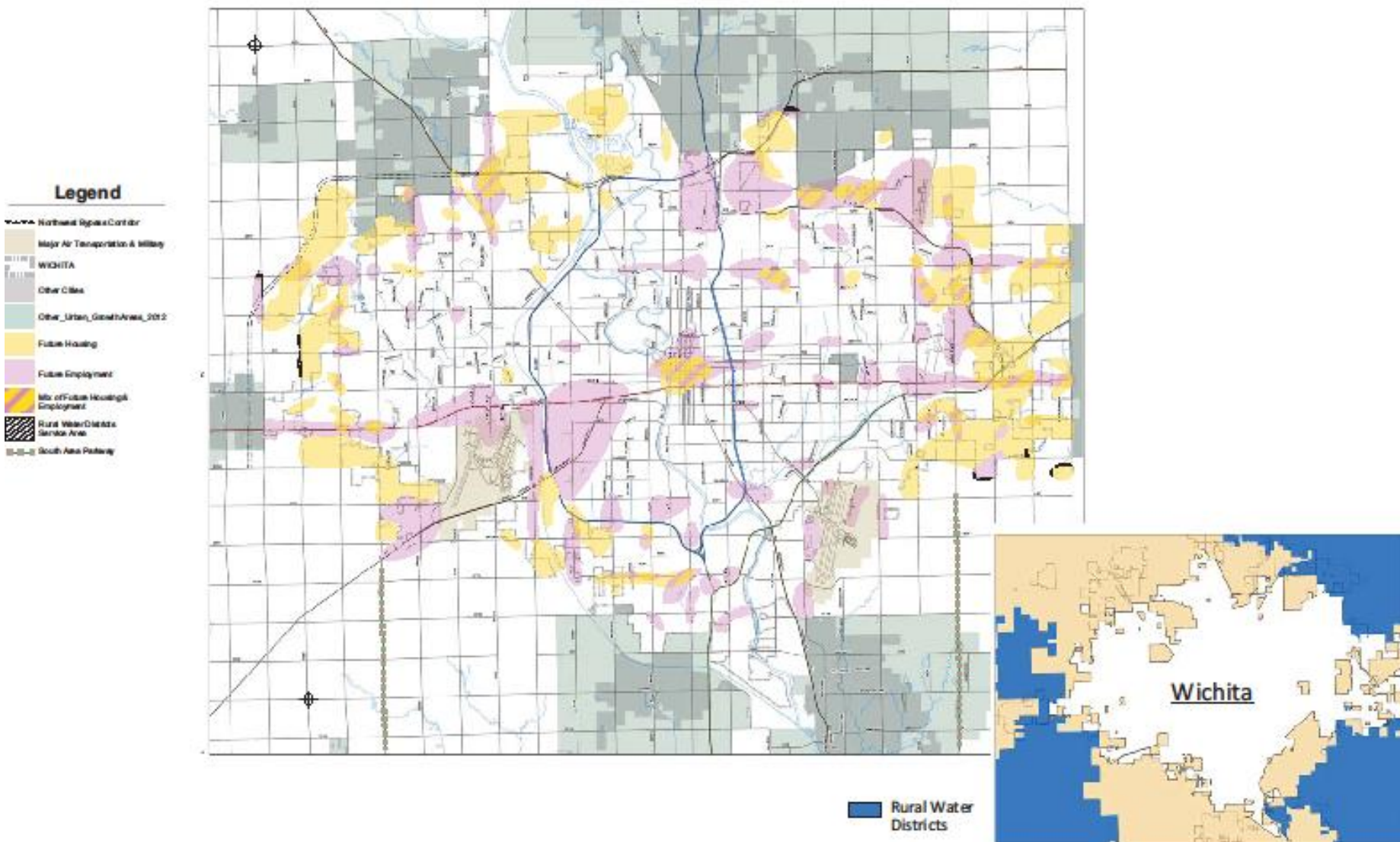
(\$10.3 billion)

403 miles of new local streets and water, sewer and stormwater lines

42 miles of new arterial streets, water and sewer mains

7.1 mg/day capacity upgrades to sewer treatment facilities

Wichita 2035 Growth & Community Investment Scenarios: *Scenario #2-Constrained Suburban Growth*



Plan Development *Scenario #2 - Constrained Suburban Growth*

Infrastructure Investment Gap:

	<u>2013-2035</u>
Investment Category #1 Bringing Deficient Infrastructure up to Standards - (additional \$45-55 million needed annually)	<i>\$1.0 billion cost est.</i> <i>\$0 revenue</i> \$1.0 billion gap
Investment Category #2 Ongoing Infrastructure Depreciation/Replacement Costs - (\$180 million needed annually; currently investing around \$78 million annually)	<i>\$3.9 billion cost est.</i> <i>\$1.7 billion revenue</i> \$2.2 billion gap
Investment Category #3 Expanding Existing Infrastructure System	<i>\$2.1 billion cost est.</i> <i>\$1.0 billion revenue</i> \$1.1 billion gap
Investment Category #4 Enhancing Existing Facilities	<i>\$6.4 billion cost est.</i> <i>\$1.2 billion revenue</i> \$5.2 billion gap
Total Cost Estimates	\$13.4 billion
Total Revenue Estimates	\$3.9 billion
Cost/Revenue Gap	(\$9.5 billion)

403 miles of new local streets and water, sewer and stormwater lines

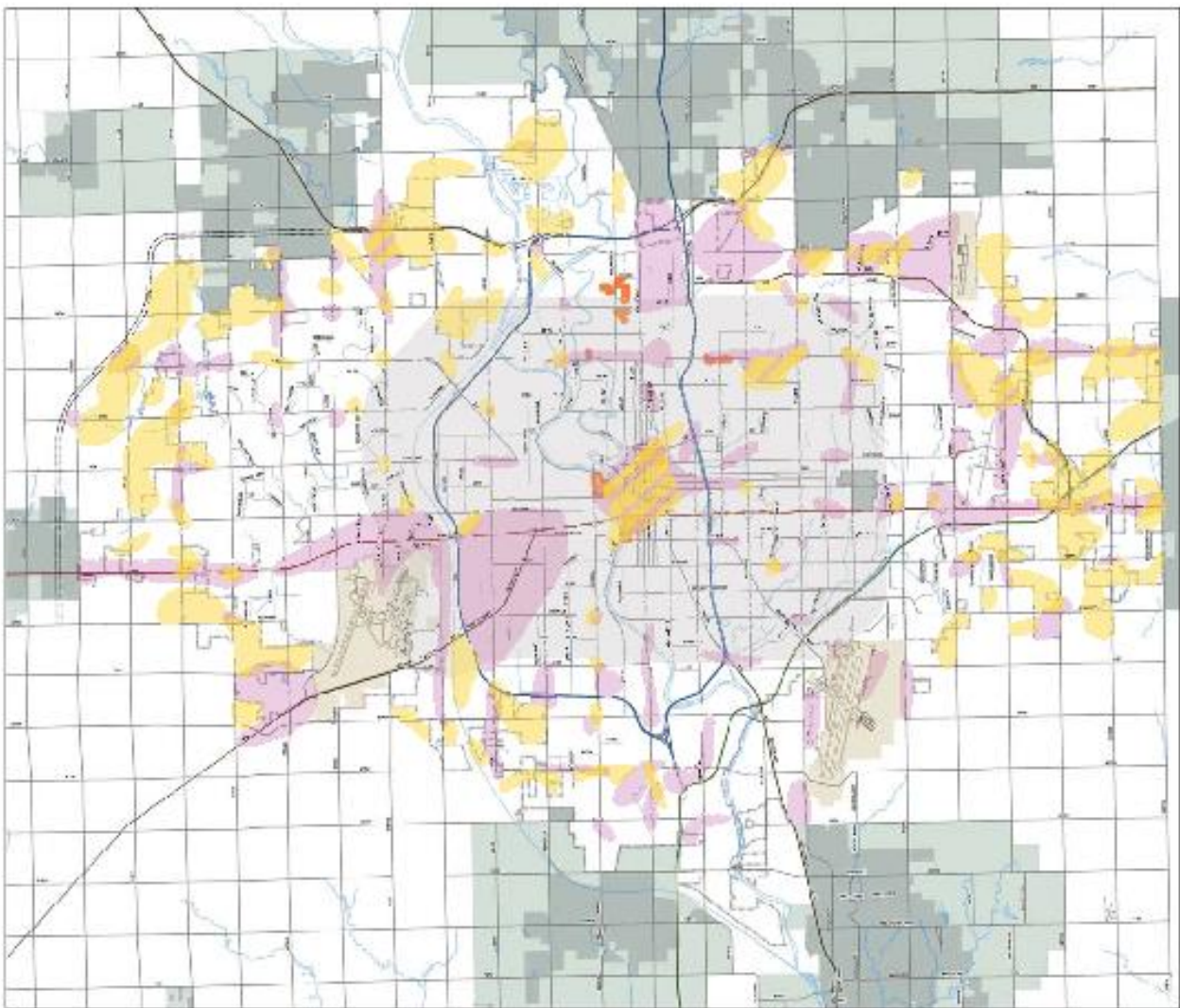
30 miles of new arterial streets, water and sewer mains

7.1 mg/day capacity upgrades to sewer treatment facilities

Wichita 2035 Growth & Community Investment Scenarios: *Scenario #3 - Suburban & Infill Growth Mix*

Legend

- Northwest Bypass Corridor
- Major Air Transportation & Military
- WICHITA
- Other Cities
- Other Urban Growth Areas, 2012
- Future Housing
- Future Employment
- Mix of Future Housing & Employment
- Rural Water Districts Service Areas
- Central Area Housing Infill



Plan Development *Scenario #3 - Suburban and Infill Growth Mix*

Infrastructure Investment Gap:

	<u>2013-2035</u>
Investment Category #1 Bringing Deficient Infrastructure up to Standards - (additional \$45-55 million needed annually)	<i>\$1.0 billion cost est.</i> <i>\$0 revenue</i> \$1.0 billion gap
Investment Category #2 Ongoing Infrastructure Depreciation/Replacement Costs - (\$180 million needed annually; currently investing around \$78 million annually)	<i>\$3.9 billion cost est.</i> <i>\$2.1 billion revenue</i> \$1.8 billion gap
Investment Category #3 Expanding Existing Infrastructure System	<i>\$2.0 billion cost est.</i> <i>\$0.9 billion revenue</i> \$1.1 billion gap
Investment Category #4 Enhancing Existing Facilities	<i>\$6.1 billion cost est.</i> <i>\$0.8 billion revenue</i> \$5.3 billion gap
Total Cost Estimates	\$13.0 billion
Total Revenue Estimates	\$3.8 billion
Cost/Revenue Gap	(\$9.2 billion)

369 miles of new local streets, water, sewer and stormwater lines

26 miles of new arterial streets, water and sewer mains

7.1 mg/day capacity upgrades to sewer treatment facilities

Plan Development -



“The Bottom Line”

- **\$9-10 billion** cost/revenue gap over the next 20 years associated with each scenario
- Different growth patterns alone won't close the cost/revenue gap
- Combination of new revenues and cost reductions (project elimination, deferral or scope change) is necessary.
- The long-term cost/revenue gap over the next 20 years can't be 'solved' today



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Draft Plan Status (09-03-14)



2035 Plan Vision Statement:

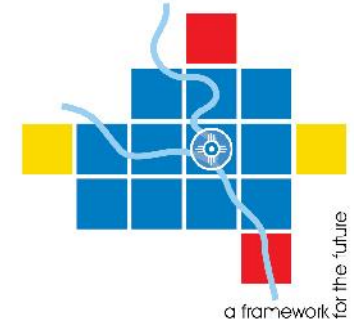
“Building on our rich aviation and entrepreneurial heritage, Wichita-Sedgwick County is a global center of advanced manufacturing and high-tech industry and a premier regional service, education and retail center for South Central Kansas. People feel safe and enjoy affordable housing choices in diverse, vibrant neighborhoods offering unique quality living environments and active, healthy lifestyles with access to arts, culture and recreation.”



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Core Community Values:

Define who we are as a community and collectively provide context for the Plan's guiding policy principles, goals and strategies ...

- *Common-sense Approach*
- *Fiscal Responsibility*
- *Growth-oriented*
- *Inclusiveness and Connectivity*
- *Cultural Richness*
- *Vibrant Neighborhoods*
- *Quality Design*



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Plan Guiding Principles:

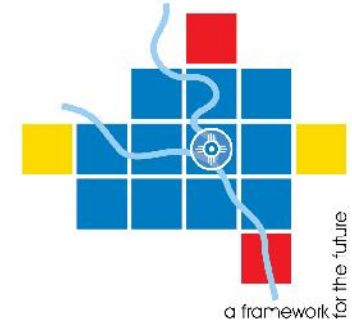
- Represent the big ideas and actions for our community's future
 - Help set priorities at the highest level for future investment decisions
1. *Support an Innovative, Vibrant and Diverse Economy*
 2. *Invest in the Quality of Our Community Life*
 3. *Take Better Care of What We Already Have*
 4. *Make Strategic, Valued-added Investment Decisions*
 5. *Provide for Balanced Growth but with Added Focus on Our Established Neighborhoods*



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Future Land Use Policies (under development):

Comprised of the following four components ...

1. 2035 Urban Growth Area Map
2. 2035 Wichita Future Growth Concept Map
3. Locational Guidelines
4. Wichita Urban Infill Strategy



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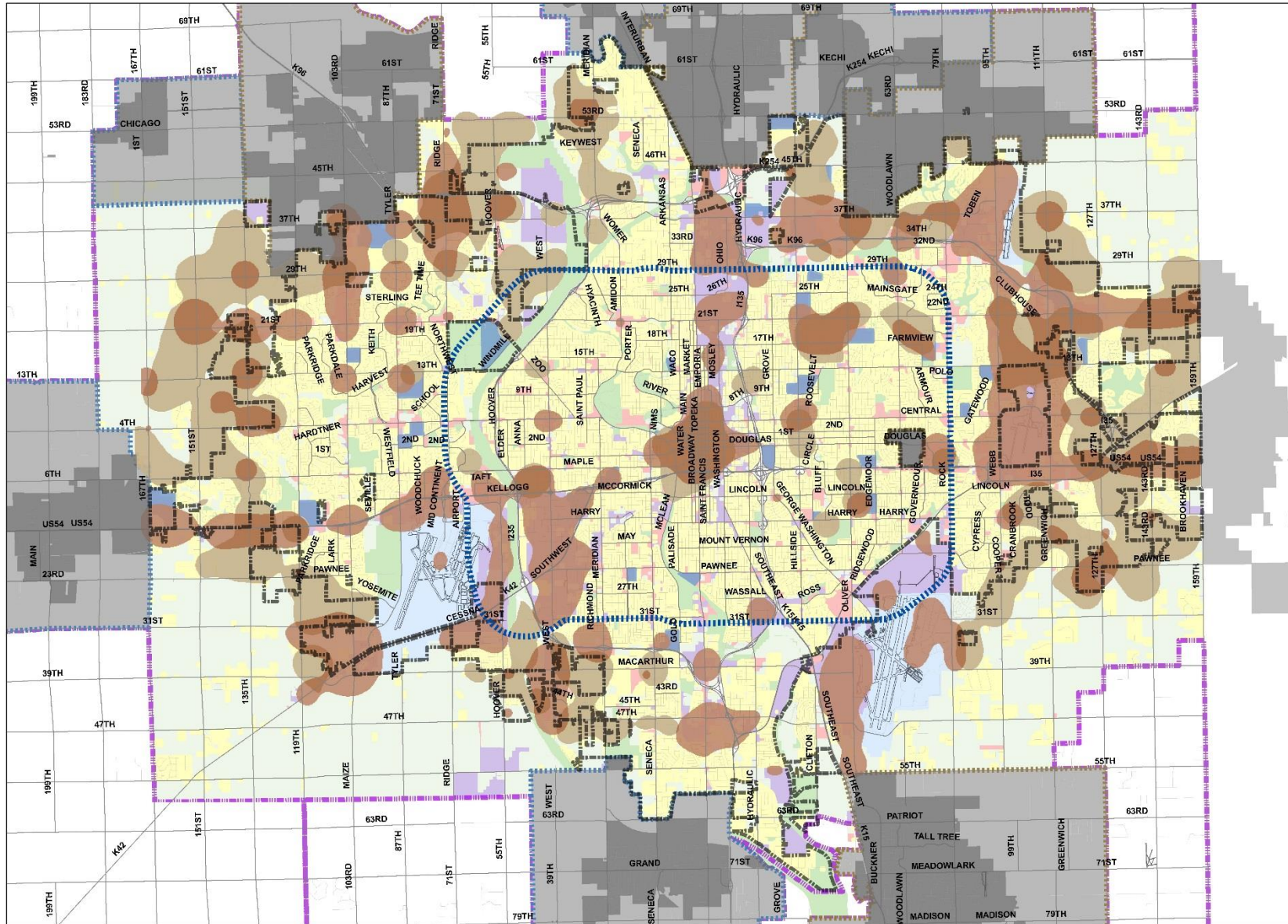
A map of Sedgwick County, Kansas, displaying city and township boundaries. The map is overlaid with a grid. Various areas are shaded in different colors: blue for cities like Mount Hope, Andale, Garden Plain, Cheney, Goddard, Haysville, Clearwater, Viola, Mulvane, and Derby; orange for townships like Sedgwick, Bentley, Colwich, Maize, and Eastborough; and green for other areas like Valley Center, Park City, Kechi, Bel Aire, and Eastborough. The city of Wichita is centrally located and shaded in grey. Major roads and the Arkansas River are also depicted.

2035 Wichita Future Growth Concept Map

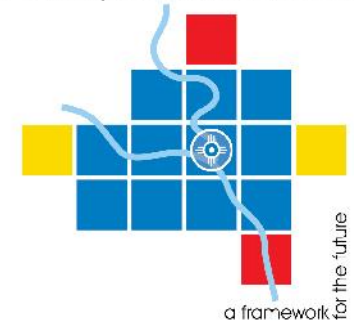
Draft Rev: 8/29/2014

Legend

- Established Central Area
- CITY LIMITS**
- WICHITA
- Other Cities
- Now Employment - Accelerated
- Now Residential - Accelerated
- Residential_Employment_Mix
- sda-2014**
- SDA**
- Other Urban Growth Areas 2014
- Other Urban Growth Areas 2014
- Rural Growth Areas 2014
- LAND USE**
- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant
- Major Institutional



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3. Wichita Urban Infill Strategy (*Issues & Strategies*) -

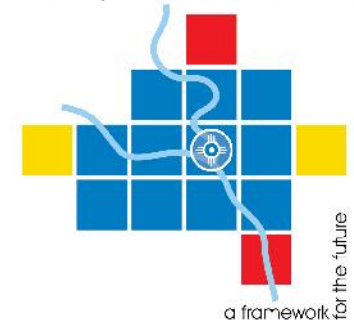
- Regulatory Barriers
- Infrastructure Modernization
- Neighborhood Concerns
- Land Assembly and Financing
- Areas of Opportunity
- Areas of Stability



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4. Locational Guidelines (*Issues & Strategies*) -

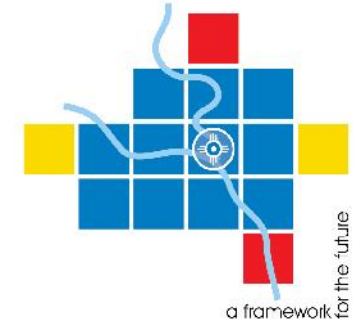
- Development Patterns
- Land Use Compatibility
- Urban Design



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Draft Plan -



Other Plan Elements to be Developed by Year-end (each with Goals and Strategies)

- Financing and Funding
- Public Safety
- Transportation
- Water, Sewer and Stormwater
- Arts, Culture and Recreation
- Plan Implementation:
 - Investment Decision-making Framework
 - Monitoring, Adapting to Change, Measuring Success



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In Summary - it's our community



As a community, we have the responsibility to proactively address these issues and plan for our future ... then adapt our plan to unforeseen challenges as they occur.

Questions?

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